
S-4316
HARRISON HIGHLANDS SUBDIVISION, PHASE 2
Major-Preliminary Plat

STAFF REPORT
July 12, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Harrison Highlands I, LLC (Terry Dillon, Member represented by Pat Cunningham of Vester and Associates), is seeking primary approval for a 50-lot addition on 19.3 acres, located at the east end of the subject subdivision, north of CR 600 N, in Tippecanoe 19(SE)24-4.

This application replaces S-3904 that was approved in 2006, but has since expired. The current proposal also has significant design changes from the previous preliminary plat.

AREA ZONING PATTERNS:

The site is mostly zoned R1 with some FP (Flood Plain) associated with Burnetts Creek, which borders this phase on the north and east. Adjoining on the west and south are previously recorded phases of the subdivision zoned R1. Farther north, across Burnetts Creek, 30 acres were rezoned in 2009 to RE (Rural Estate). Land beyond the FP to the east is zoned A (Agricultural). Across CR 600 N to the south are more properties zoned R1 and FP. The abutting FP zone was certified through the previous rezone and subdivision cases.

AREA LAND USE PATTERNS:

In 2004, 121 lots of the adjoining Phase 1 were recorded in two final plats. Unlike the first phase, Phase 2 of the development is mostly wooded. Along the south is a large drainage pond (Outlot A) constructed in Phase 1, Section 2. To the north, is the 11-lot Cherry Creek Rural Estate Subdivision, recorded in December 2009. The Winding Creek Subdivision and Coyote Crossing golf course are located to the southeast across CR 600 N. Battle Ground Middle School, Harrison High School, and Burnetts Creek Elementary are all located along CR 50 W to the west and southwest.

TRAFFIC AND TRANSPORTATION:

Two existing streets will be extended from Phase 1 (Macbeth Drive and Chattan Drive), creating a loop road, which along with two short cul-de-sacs will provide access to all 50 lots.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer (American Suburban Utilities) and water (Indiana-American) services will be extended from existing mains in the adjoining phase. Stormwater will be collected in the streets and piped to the pond in Outlot A.

CONFORMANCE WITH UZO REQUIREMENTS:

All of the required setbacks, lot widths and lot areas appear to be shown correctly. Because of their irregular shapes, two lots (134 & 153) are shown with front setbacks greater than the standard 25-ft. This is to provide the required lot width for these pie-shaped lots. These greater setbacks must be very clearly shown and labeled on the final plat to avoid confusion when building permits are issued.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Tippecanoe Township Fire Department. Plans for the actual placement of the hydrants shall be approved by Indiana American Water Company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
7. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. The Regulatory Flood Elevation and Boundary for the Burnetts Creek Flood Plain shall be shown.
12. The street addresses and County Auditor's Key Number shall be shown.